

SPECIFIC PLAN # 6

"East Park"

Specific Plan # 6 is a Specific Plan pursuant to State Planning Law SECTION 65450 and City of Twentynine Palms Ordinance 42.

SECTION 1.0 INTENT AND PURPOSE OF THE PLAN.

The Intent and Purpose of Specific Plan # 6 is as follows:

- 1.1 To enhance the economic base of the City;
- 1.2 To establish Land Uses that do not conflict with the Twentynine Palms Airport.
- 1.3 To provide adequate Land Use area for light, non-polluting Industry and Industrial Office uses.
- 1.4 To comply with appropriate Airport flight pattern regulations for safety and amenity purposes.
- 1.5 To avoid the errors of other communities that allowed incompatible uses to be established near a dynamic and growing Airport facility.
- 1.6 To compliment and enhance the Airports contribution to the tourist business.
- 1.7 To provide employment opportunity to the people of the City and the dependents of the service people stationed at the Combat Center.
- 1.8 To discourage any intense residential development whose inhabitants would take umbrage with the noise of an operating Airport.
- 1.9 To compliment and contribute to the enhancement of the "Downtown Area" by providing non-competing, supportive uses and causing a flow of traffic in the direction of the central portion of the City.
- 1.10 To contribute to the Community goal of becoming as relatively self-sufficient as possible.
- 1.11 To compensate the Public investment in the Specific Plan by recapturing a pro-rated share of the City's

cost in preparing, processing and implementing this plan.

SECTION 2.0 GENERAL CONDITIONS.

- 2.1 Within the territory of Specific Plan # 6 the use of desert agricultural uses, nurseries, dog kennels, etc., may be established, expanded or continued as permitted uses.
- 2.2 Prior to the approval of any final parcel map, subdivision map, site development plan or grading plan other than that for agriculture; all of the serving utilities shall certify that the arrangements, satisfactory to the agency, have been made to provide service to the area in question.
- 2.3 All access to State Highway 62 shall be from side streets with no individual parcel access permitted, unless specific waiver of this condition is made by the City upon favorable recommendation of the Traffic Engineer. Access points to the Highway should be at least at half-mile spacing intervals whenever possible.
- 2.4 Combined driveways between parcels is encouraged and to be required when and where reasonable. Reciprocal access between neighboring parcels is likewise required.
- 2.5 Parcels over 15 acres in size shall have at least two accesses to a public street. No development shall be approved that land locks another parcel or denies neighboring property required or necessary access.
- 2.6 No parcel map or subdivision map shall be approved unless public streets abutting the development are dedicated to at least half the local street width and improvements are constructed or guaranteed across the frontage of the said lots including improvements necessary to connect said abutting street to the existing improved City public street system.
- 2.7 Existing residential land uses adjoining or within the Specific Plan shall be buffered from adjacent industrial development through the use of special treatment landscape and/or architectural barriers.
- 2.8 Adequate facilities provisions for projects in the Specific Plan:
 - 2.8.1 All properties within the Specific Plan are required to construct major infrastructure, as determined necessary to serve development, including reasonable off-site facilities outside the plan

boundary, as specified by the City Engineer and pursuant to requirements of all serving agencies.

2.8.2 Required major infrastructure, as in accordance with 2.8.1, may qualify for reimbursement if an appropriate agreement is approved by the City.

2.8.3 Any party benefiting from existing constructed infrastructure may be required to pay a reimbursement for a "fair share" of construction cost prior to development of such property.

2.8.4 Required construction of major infrastructure pursuant to this Specific Plan may occur by any of the following methods or combinations thereof:

a. Participation in an improvement district or project that will construct all of the required infrastructure.

b. Payment in full for the "fair share" of construction cost as determined to be an equitable assessment for benefits received. Such cost share may be established by formulas duly adopted by the City Council.

c. Payment for the construction of major required infrastructure where the cost exceeds the individual properties equitable assessment for benefit received and the project sponsor is willing to execute a reimbursement agreement providing that subsequent development of other benefiting properties shall be obligated to pay assessments prior to using such facilities.

d. Entering into a development agreement with the City to form a mutually acceptable method to satisfy the conditions of public service and infrastructure provisions utilizing either combinations of alternatives a, b, and c and/or different innovations that may be suitable for this purpose.

SECTION 3.0 PROPOSED LAND USES.

The land uses permitted shall be those uses permitted in the City of Twentynine Palms Community Plan for the land use designations shown on the Specific Plan Map except as follows:

Where the land use designation is shown as RL-2.5 or its duly adopted successor (i.e. "E") or other non-commercial or non-industrial designation, the property may apply for a development pursuant to the "OI" classification or the "CSa" designation enumerated in SUBSECTIONS 3.2, 3.3 and 3.4 of this Specific Plan consistent with designations on the official General Plan map.

3.1 Procedure to apply for a commercial or industrial development located in the RL-2.5 or other non-commercial or non-industrial district:

3.1.1 An application for reclassification shall be submitted, found consistent with the General Plan and found complete,

3.1.2 A fee pursuant to SECTION 10.0 shall be paid to reimburse the City for administrative cost of processing the application,

3.1.3 A complete and detailed Site Development Plan of the proposed project, pursuant to ORDINANCE 38 shall be filed in conjunction with the reclassification request with the appropriate fee as adopted by the City for the processing of Site Development Plans,

3.1.4 The proposal may qualify for an environmental negative declaration or an exemption if the scope of the project was evaluated in the E.I.R. prepared for this Specific Plan,

3.1.5 The Site Development Plan will otherwise be processed according to the regulations of ORDINANCE 38 except as follows:

a. The Site Development Plan shall also be approved by the City Council,

b. The Site Development Plan and the Land Use reclassification shall be consolidated in that should the Site Development Plan expire, the Land Use designation shall remain "RL-2.5" or its other non-commercial or non-industrial designation,

c. Upon final approval of a Site Development Plan wherein all conditions have been met, a Building permit may be applied for and issued upon building plan check approval,

d. Upon Building Inspection sign-off with any building or portion of a building as being legal for occupancy, that lot or portion of such a lot shall be deemed reclassified to "OI", or "CSa" whichever applies.

3.2 THE "OI" OFFICE-INDUSTRIAL CLASSIFICATION.

3.2.1 It is the intent of this classification to provide clean, non-polluting, quiet and efficient uses that not only are not incompatible with the County Airport, but compliment and support the Airport operation by making use of the facility and making desirable employment opportunity available to the dependents of the Base personnel as well as the civilian labor force of the region.

3.2.2 The following uses are permitted, but not limited to the following:

OFFICE AND SIMILAR USES

- (1) Accountants
- (2) Attorneys
- (3) Banks and Other Financial Institutions

- (4) Dentists, Doctors, and other Medical Services
- (5) Engineers, Architects, etc.
- (6) Employment Agencies
- (7) Escrow, Real Estate and Title Companies
- (8) Insurance Agencies
- (9) Photography and Art Studios
- (10) Travel Agencies
- (11) Restaurants, Cafeterias and Cafes
- (12) Governmental Offices and Facilities
- (13) Industrial Research Offices and Laboratories
- (14) Printing and Publishing
- (15) Corporate Headquarters or Regional or Branch Offices

INDUSTRIAL TYPE USES

- (16) Assembly of processed or semi-processed materials conducted within a building and no obnoxious noise, dust, glare, hazardous discharge or odor is associated with the operation
- (17) Outdoor Storage, subject to being visually screened from surrounding properties and public rights-of-way. This requirement may be waived or modified only upon specific findings that the material to be stored will be visually unobtrusive
- (18) Storage Warehouses, if related to an Office or Assembly operation, or related to the Airport
- (19) Public Utilities
- (20) Other Uses that the Planning Commission may determine to be compatible with the intent of this Land Use Classification, provided that this determination is made at a Hearing in concert with consideration of a Site Development Plan or amendment thereof
- (21) Ancillary uses, such as Cafeterias, Child Care Facilities, Public and Private Schools for Children of commuting working Parents, First Aid Medical Service, Employee Recreational Facilities, etc.

3.2.3 The setback and other development conditions shall be as specified in this Specific Plan. If not specified in this Specific Plan, The regulations of the "CC" Land Use District or, its duly adopted successor, and/or other City Ordinances or County Ordinances

adopted by reference shall apply.

3.3 THE "CSa" COMMERCIAL SPECIAL LAND USE CLASSIFICATION, (CONDITIONED FOR THIS SPECIFIC PLAN).

3.3.1 The intent of the "CSa" Designation is to provide a high quality, well planned and attractively designed commercial developments that provide specialized industrial service commercial activities that are efficiently and functionally focused to provide the products and services for the clients of the Industrial Park without conflicting with the operation of the Airport and in essence utilizing the location of the Airport as a resource.

3.3.2 The following uses are permitted in the "CSa" Classification:

- (1) Restaurants, Cafeterias and Cafes; no Bars are permitted in that the sale of alcoholic beverages is permitted only in conjunction with a bona fide eating establishment that does not prohibit minors, unless the Bar is an ancillary use to a larger function such as a Hotel or Motel, in which case the Bar may be permitted.
- (2) Health Clubs or Athletic Facilities
- (3) Hotels and Motels
- (4) Retail, Trades and Services normally associated with supplies to industrial users emphasizing such goods and services not otherwise provided in the Community for the citizens at large
- (5) Automotive Sales and Services including Tires Batteries, etc. No Service Stations unless the activity is designed into a Automobile Service Complex or ancillary Industrial service
- (6) Commercial Recreational Facilities, both Public and Private if outside of the flight pattern
- (7) Private Educational and Conference Facilities
- (8) Theaters
- (9) Branch Financial Institutions, i.e. Banks, Savings and Loans, Credit Unions, etc.
- (10) Public Utilities
- (11) Other Commercial Services that serve or complement the Office Industrial uses in the Airport district

3.3.3 The setback and other development conditions shall be as established by this Specific Plan. If not so specified, the regulations of the "CS" Land Use District shall apply as well as other City Ordinances

or County Ordinances adopted by the City by reference.

SECTION 4.0 STREETS AND CIRCULATION.

4.1 The Major Streets shall be as shown on the Specific Plan Map.

4.2 All other Public Streets not shown on the Specific Plan shall be approved as part of a development proposal, or as otherwise may be approved at a noticed Public Hearing.

SECTION 5.0 SPECIAL AIRPORT REGULATIONS.

5.1 The approach surface of the Airport surface consists of a 40:1 and 7:1 pitch over the park. The approach and clear zone profile shall be on file with the City of Twentynine Palms. The FAA regulations do not allow any structure to penetrate the approach surface. All height of structures exceeding 45 feet will be subject to FAA regulations.

5.2 The proposed developments in this Specific Plan shall comply with Chapter Six, Division 3, Section 86.0310 of the County of San Bernardino Development Code, adopted by reference by the City of Twentynine Palms, where the "Airport Safety Review Areas" are shown on the County Land Use District Map and the Specific Plan map.

SECTION 6.0 DESIGN STANDARDS.

6.1 The City Planning Commission, in reviewing Site Development Plans in the territory of the Specific Plan shall apply design standards as necessary to assure a high quality, attractive and functional projects.

6.2 Due to the nature of Industrial buildings that depending on the function require basically a custom design, no specific design theme is required. However, where possible and feasible the Community ideal of "adobe" or other "southwest" theme is recommended.

6.3 Commercial design should be compatible with the established Industrial centers.

6.4 Signs should be large enough for the purpose of identification, but not for the purpose of advertising. Freestanding pole signs shall not be permitted; monument signs are the preferred alternative with a design similar to the complex it represents.

6.5 No sign may block site distance necessary for traffic safety.

6.6 The sign regulations shall be that of the "IC" Land Use District unless otherwise stated in this section. However the Planning Commission may modify the standards if the size of the project warrants such a modification for reasonable identification exposure.

6.7 Setbacks:

6.7.1 The setbacks from Major Streets as shown on the Specific Plan shall be a minimum of sixty-five (65) feet of which at least fifty (50) percent shall be natural or landscaped.

6.7.2 All other setbacks shall be in compliance with the setbacks of the "IC" Land Use Classification of the Community Plan (or its successor in interest).

6.7.3 Under unusual circumstances, the Planning Commission may modify the setbacks. examples of such unusual circumstances are: Location of the earthquake fault or open space shown on the Specific Plan, or other features that would prohibit building on those portions of the property. In granting the modification, no reduction in required pervious or landscaped areas may be granted.

6.8 Landscaped areas shall be required to comply with the 29 Palms Water District Ordinance related to water conservation.

6.9 At least twenty (20) percent of the property of any project shall be permeable surface, either landscaped or natural.

6.10 Employee parking areas separated from customer parking areas may be surfaced with gravel.

6.11 All projects over ten (10) acres in size, or will employ more than 20 people on one shift shall provide a public transit shelter located in such a manner to encourage use of public transportation as it may be made available.

6.12 Parking facilities for bicycles shall be provided.

SECTION 7.0 SANITATION AND DRAINAGE.

7.1 Depending on the elevation of the project, the Planning Commission may require "dry sewer" for future connection.

7.2 Septic systems and leach lines may not be under impervious surfaces.

7.3 All altered drainage courses shall flow to a Public Street or an approved drainage facility.

7.4 Drainage facilities should be kept natural in

appearance and be integrated into the design of the project. Concrete channels should be avoided where possible.

SECTION 8.0 SAFETY CONSIDERATIONS.

8.1 No structures intended for human occupancy may be constructed on an earthquake fault as shown on the Specific Plan Map.

8.2 All structures shall be equipped with sprinklers for maximum fire safety.

8.3 Sufficient Public Land shall be made available for a Police and/or Fire sub-station.

8.3 The concept of "defensible space" shall be considered in the design of all projects.

8.4 Adequate provisions shall be made to diminish the influence of erosion from any project area.

SECTION 9.0 CONSISTENCY WITH THE GENERAL PLAN.

9.1 This Specific Plan is consistent with the General Plan as Amended, and accompanied by a General Plan Amendment and a certified EIR prepared for and processed with this Specific Plan.

SECTION 10.0 FEES.

10.1 Specific Plan Fee.

The purpose of this fee is to recapture the cost of processing this Specific Plan, The necessary amendments to the General Plan, the Community Plan; and the preparation of the EIR. The fee for each project proposed pursuant to SECTION 3.0 of this Plan shall be according to the following formula:

$$\text{FEE} = \frac{A}{T} \times [X(1 + .05N)]$$

A = Number of acres in the project measured to the centerline of the adjoining streets.

T = Total number of acres potentially able to develop pursuant to SECTION 3.0.

X = Total cost of the processing of the Specific Plan.

N = Number of complete years since the adoption date of this Specific Plan.

10.2 Road Development Fee.

The City Council may adopt a fee for new traffic signals or road improvements necessitated by new development in the Specific Plan Area. Signals or street improvements previously accounted for or required prior to the adoption of this Specific Plan shall not be assessed this fee.

The Road Development Fee shall be according to the following formula:

$$FEE = \frac{P \times .5}{N} \times C$$

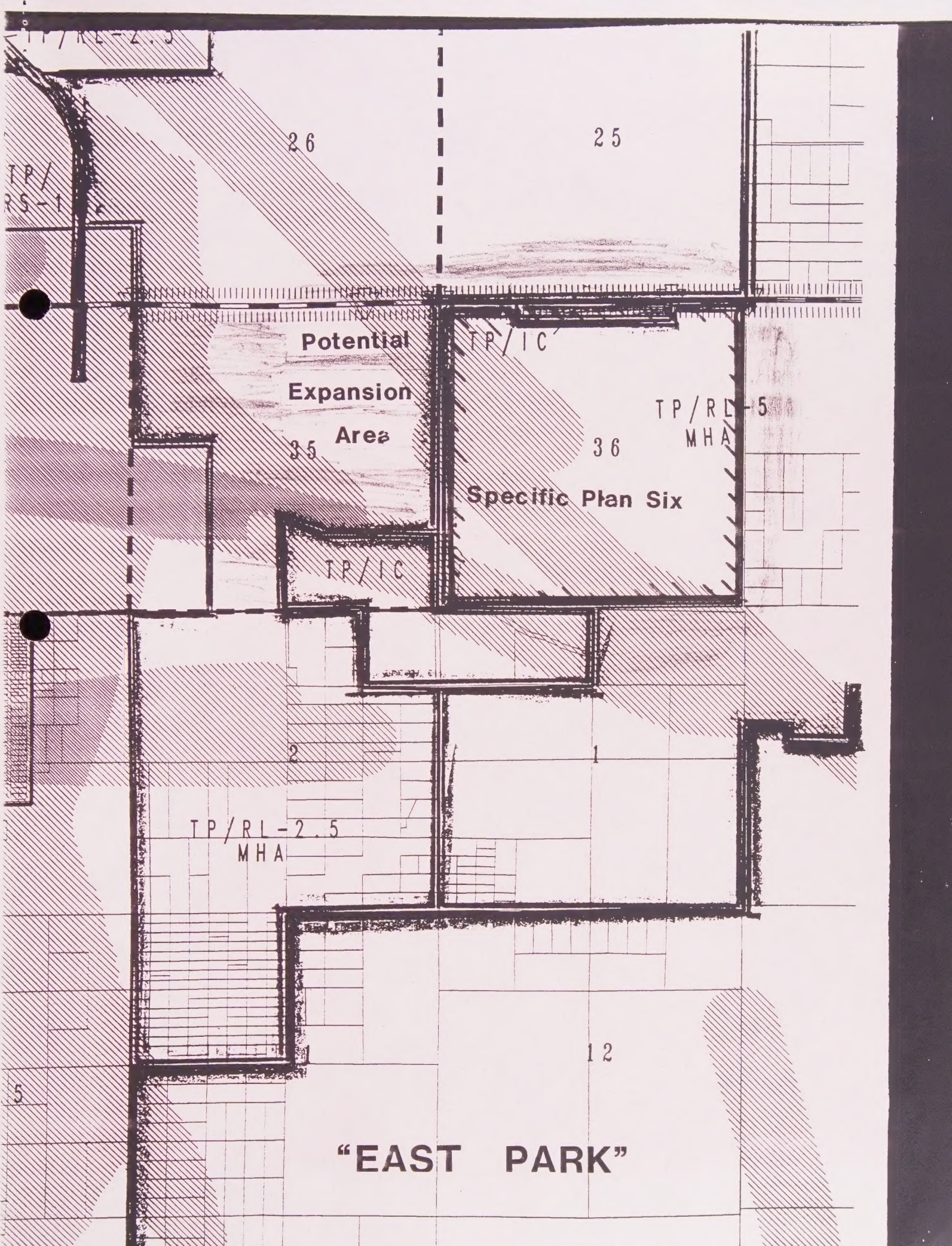
P = Street front footage of project in question.

N = Total foot frontage of street in widening project.

C = Total cost of project, including necessary warranted traffic signals and continuous left turn lanes, in dollars.

10.3 SECTION 3.0 Processing fee.

For applications pursuant to SECTION 3.0, in addition to the Site Development Plan fee, a fee of \$500.00 shall be submitted with each application for a commercial or industrial project or amendment thereof.



TP/
RS-1

26

25

Potential
Expansion
Area
35

TP/IC

TP/RL-5
MHA

36

Specific Plan Six

TP/IC

TP/RL-2.5
MHA

2

1

12

5

"EAST PARK"

U.C. BERKELEY LIBRARIES



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